



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
September 10, 2015
Minutes
Approved

In Attendance:

Bob Schoenberger, Sally Winterton, Joe Stoyack, Jim Dewees, Derald Hay, Brett Hand, Josh Hagadorn, P.E., Gilmore & Associates, Gwen Jonik, Secretary

Bob Schoenberger called the meeting to order at 7:32 p.m. A quorum was present.

Rotelle Companies - 117 Skyline Drive

Brad Grauel was in attendance on behalf of Rotelle Companies to review the project, which was introduced and discussed at the August 13, 2015 Planning Commission meeting, and to discuss Gilmore & Associates' comment letter dated September 3, 2015.

In review, a site plan dated June 2015 had been submitted with the conditional use application. The project is construction of a single-family home on the last approved building lot of the "Dowlin Meadows" subdivision (1995), which pre-dated the requirement for conditional use approval regarding steep slopes. The parcel is 12.73 acres. The house will be constructed in the 15%-25% slope area. The house is @ 3,500 SF, with a walk-out basement. The area of disturbance will be less than 1 acre. The slopes near the house are 16-18% slopes. The parcel contains high water tables so the house has been positioned closer to the roadway than originally envisioned. Mitigation for the slopes will be additional grading and amended soils to address storm water concerns. Storm water management is provided via an existing pond on the neighboring farm, which was deed restricted to serve the overall development. The outlet structure of the pond will be modified. Testing has been completed for the septic system, which will be pumped up hill, and has been cleared by Chester County. A portion of the driveway will traverse prohibitive slopes, which is permitted; the house cannot be built in prohibitive slopes. The lower part of the property (farthest from the roadway), includes a stream, a pipeline right-of-way and the East Branch of the Brandywine Creek flows across the corner.

Mr. Grauel advised that the Design Engineer has discussed Gilmore's comments with Dave Leh and all comments can be satisfactorily addressed.

Following several Commission members' questions/comments, Mr. Grauel advised that the owner of the parcel chose this time to develop/sell this last approved building lot and that through the due diligence process, the Applicant is aware of the environmental and grading constraints that impact the location and costs to build the house. The average slope at the dwelling is @ 20%. The house will be built into the slope, with a walk-out basement. Joe Stoyack voiced concern about the grade and storm water management. Mr. Grauel advised the Commission that storm water management calculations have been completed and they will be reviewed by Gilmore & Associates as part of the grading/building permit process.

Jim Dewees moved, seconded by Sally Winterton, to recommend to the Board of Supervisors that they hold a conditional use hearing and approve the Use with the condition that the Applicant satisfactorily address all comments contained in Gilmore & Associates' September 3, 2015 letter. The Motion carried with 4 in favor and 1 opposed (Stoyack).

Approval of Minutes

Jim Dewees moved, seconded by Derald Hay, to approve as presented the minutes of the August 13, 2015 Planning Commission Meeting. The Motion carried unanimously.

Open Session

Gwen Jonik announced the Pennsylvania Turnpike Commission Open House and Plan Display, open to the Public, to be held September 24, 2015, 6:00-8:00 p.m. at the Lionville Middle School. This open house and display covers the section of the Turnpike reconstruction and widening through Upper Uwchlan Township, from the Downingtown interchange to just west of the Styer Road overpass. The Public is invited to attend.

Sally Winterton provided a summary of a meeting recently held with a Party who is interested in the Byers Station parcel known as "5C", the currently vacant parcel just north of the Township Building. The concept presented by the Party proposed retail shops along Station Boulevard and approximately 200 apartments (2- and 3-story; 1- and 2- bedrooms) at the north end of the property. Recreational space, parking, overflow parking, and wastewater treatment/disposal items were discussed. The interested party will continue the due diligence process.

Brief discussions followed regarding the economic development of the Village, how to attract businesses and increase the foot-traffic. Joe Stoyack commented the former Stadium Grille is under renovation.

Sally Winterton reported that a large sinkhole developed this evening in the front yard of the corner property of Buckingham Drive and Little Conestoga Road. Columbia Gas and Township personnel were on-site.

Adjournment

Jim Dewees moved, seconded by Sally Winterton, to adjourn the Meeting at 8:04 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary